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Jack Kooyoomjian, President
Vice President - Vacant
Kathleen Harding, Secretary
Tom Burrell, Acting Treasurer

Others
Tom Burrell, PELT Committee Chairman
Jan Cunard, LOCCA Historian

MONTHLY MEETING AGENDA

DATE: Thursday, July 30, 2015
TIME: 7:30 p.m.
LOCATION: **Development Services Building, Room 107 A&B**

AGENDA ITEMS

Section A. Project Reviews

#1 – Project Title:	Specialty Grocery Store
Representative:	<p>Mr. Jay duVon, Walsh Colucci Lubeley Emrich & Terpak Glen Park I, 4320 Prince William Parkway, Suite 300, Prince William, Virginia 22192 (703) 680-4664 ext 128 jduvon@pw.thelandlawyers.com</p> <p>Ms. Jessica L. Pfeiffer, Planner, Walsh Colucci Lubeley & Walsh PC, 4310 Prince William Pkwy, Suite 300 Prince William, VA 22192 (703) 680-4664, Ext. 5119 (703) 680-6067 (Fax) jpfeiffer@thelandlawyers.com www.TheLandLawyers.com</p>

PROJECT DESCRIPTION: The same specialty grocery store that met with LOCCA to discuss at Tackett's Village is proceeding with a site plan for a location at 12701 Ridgefield Village Drive – aerial below. This is in addition to the Tackett's Village location. This site is zoned B-1 and the specialty grocery store is permitted by-right. There is a proffer associated with Rezoning #99-0024, Ridgefield Village to do a courtesy review with LOCCA during final site plan review to review signage, landscaping, lighting and architecture.

NOTES:

Specialty Grocery Store on Ridgefield Village Drive



#2 – Project Title:	Economic Development Chapter for the Comp Plan – Citizen Input
Representative:	LOCCA/PELT

PROJECT: Be prepared to provide Civic Association input on the Economic Development Chapter of the Prince William County Comprehensive Plan, currently under review/revision. The Planning Commission will conduct a work session on September 2, 2015, to receive input from civic associations

***Vision Statement:** Funding for the infrastructure necessary to support vigorous and easily sustainable quality of life for Prince William County residents is generated by a robust commercial sector.*

From the current Comprehensive Plan: (see handouts for Action Strategies)

Intent

The Economic Development Plan chapter of the Comprehensive Plan builds on the County’s Strategic Plan for economic development, and provides land use and infrastructure policies that assist in meeting the County’s economic development objectives. It also establishes the foundation for the enhancement and diversification of Prince William County’s revenue base and growth. While recognizing that various public and private sector organizations have to actively pursue and promote environmentally-sound economic development, County government has a major role in facilitating economic growth through its land use, development, and fiscal policies.

The Department of Economic Development works with existing companies and new businesses to promote the most effective economic base for Prince William County. Part of the department’s effort is focused toward the encouragement of “targeted industries,” as recommended by the Department of Economic Development and defined by the Board of County Supervisors, to either newly locate in the County or to expand their current County presence.

GOAL: The County will maintain an economic development climate that will attract and foster the expansion of environmentally-sound industries to create quality jobs, diversify the non-residential tax base, and encourage people to live and work in Prince William County.

ECON-POLICY 1: Enhance the business-attraction and business-retention characteristics of the County.

ECON-POLICY 2: Recognize targeted industries and existing county-based companies—including class A and class B office buildings—as the priority focus of the County’s economic development initiatives.

ECON-POLICY 3: Encourage the provision and maintenance of water, sewer, electricity, transportation, and communications infrastructure to support targeted industries and existing county-based companies at appropriate locations in the development area.

ECON-POLICY 4: Promote and enhance the development and expansion of existing county-based companies.

ECON-POLICY 5: Stimulate the redevelopment, recovery, and increase of economic activity in areas that have become less competitive.

ECON-POLICY 6: Recognize and plan for major changes in the way people live and the environments in which they work caused by the information age.

ECON POLICY 7: Target new development and investment in the areas of tourism and industrial/office, in coordination with the Cultural Resources Plan and the Long-Range Land Use Plan.

NOTES:

Section B. Announcements and Citizens' Time

1. Historical Update– Jan Cunard, LOCCA Historian and At-Large Historical Commissioner

2. Economic Development Chapter Update:

Planning Commission Work Sessions

A series of Planning Commission Work Sessions have been scheduled to collect stakeholder input, and inform, discuss, and receive feedback from the Planning Commission.

Work Session Date*	Topic for Presentation/Discussion
4/15/2015	Planning Office Kick-off Presentation
5/20/2015	Economic Development Office Presentation
6/3/2015	Business/Industry Groups
9/2/2015	Civic Groups
9/16/2015	Rural Economy
10/21/2015	Tourism

*Dates are tentative and subject to change. Please see [ePortal](#) for the latest dates

Contact Us at:

[Steve Hall](#), Community Development Manager
[Ryan Foster](#), Planner II, Long Range Planning
Planning Office: 703-792-7615

Section C. 2015 Calendar of Monthly Meetings

Meetings are scheduled for 7:30 pm, normally in the Prince William County Development Services Building, 5 County Complex Court, Prince William, Virginia, unless otherwise announced.

<p>January 29th Development Services Building Room 107A&B <i>Snow Date – February 5th Location: TBD</i></p> <ul style="list-style-type: none"> • Clearbrook Art Center • Sheetz Courtesy Review • Clark Property Entrance Feature • T-Mobile Tower at Bethel United Methodist Church • Richmond Station CPA & REZ • Proposed Old Bridge Road car dealership 	<p>February 26th Development Services Building Room 107A&B <i>Snow Date – March 5th Location: TBD</i></p> <ul style="list-style-type: none"> • Cayden Ridge • Economic Development charrette discussion <p style="text-align: center;">Cancelled </p>	<p>March 26th Development Services Building Room 107A&B <i>Snow Date – April 2nd Location: TBD</i></p> <ul style="list-style-type: none"> • Old Bridge Commons • Cayden Ridge • Grocery Store at Tackett's Village • Developing an Economic Strategy discussion
<p>April 30th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> • Discussion of Economic Development Chapter of Comp Plan • Habitat for Humanity • Sheetz Courtesy Review • Dillingham Square Landscape follow-up • MJM Auto Location 	<p>May 28th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> • Zoning of property at PW Parkway and Elm Farm Road • Further discussion on economic development. 	<p>June 25th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> • Minnieville Commercial • Rivergate Courtesy Review • Chuy's Restaurant • Further discussion on economic development
<p>July 30th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> • Specialty Grocery Store on Ridgefield Village Drive • Discussion on Economic Development 	<p>August</p> <p style="text-align: center;"> NO MEETING</p>	<p>September 24th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> •
<p>October 29th TBD</p> <ul style="list-style-type: none"> • 	<p>November 19th TBD</p> <ul style="list-style-type: none"> • 	<p>December</p> <p style="text-align: center;"> NO MEETING</p>

The Charter Virginia Green Community, 1991

This checklist is used as a gauge to determine if the development being reviewed contains those features and design elements that embody community expectations of green building & LEED design, energy independence, "livability," "quality-of-life," historic preservation (including enhancement, tourism, and education), schools, parks, open space, trails, transportation connectivity, and functionally-oriented design concepts. It is not intended to be all-inclusive, but rather highlight those aspects of a development that, over the years, have come to signify the expectations of the community.

Smart Location & Linkage		Y	N	N/A	
1	Compatibility with PWC Comprehensive Plan Zoning Intent				Land Use Matrix and Map Review
2	Proximity to Water and Wastewater Infrastructure				
3	Imperiled Species and Ecological Communities				
4	Wetland and Water Body (RPA) Conservation				
5	Floodplain Avoidance				
6	Proximity to Projected Capacity of Existing Development and Public Services Including: Utilities; Safety; Transit; Education; Waste Management (Landfill)				
7	Reuse and Restoration of Contaminated Land				
8	Reduced Automobile Dependence				
9	Proximity to Pedestrian and Bicycle Network				
10	Steep Slope Protection				
11	Site Design for Habitat or Wetlands Conservation				
12	Restoration of Habitat or Wetlands				
13	Conservation Management of Habitat or Wetlands				
14	Proximity to county registered historic site or historic district				
Neighborhood Pattern & Design		Y	N	N/A	
15	Walkable Streets				
16	Compact Development and Open Space Protection				Clustering
17	Interparcel Connection				
18	Diversity of Residential, Office, and Commercial Uses				
19	Mixed-Income Diverse Communities				
20	Reduced Parking Footprint				
21	Street Network				
22	Transit Facilities Proximity and Connection				
23	Transportation Demand Management Strategies				Technologies and facilities
24	Access to Indoor and Outdoor Recreation Facilities				
25	Access to Trails and Bicycle Paths and Storage				
26	Universal (Handicap) Accessibility				
27	Community Outreach and Design Involvement				
28	Tree-Lined and Shaded Streets				
29	Neighborhood Schools				
30	Buffers and HCOD Review				
31	Construction Activity Pollution Prevention				

The Charter Virginia Green Community, 1991

Green Infrastructure & Buildings		Y	N	N/A	
32	Green Building Rating				
33	Has an analysis been performed on Energy Efficiency Measures?				
34	Is a copy of the analysis of Energy Efficiency Measures available for review				
	Has an Alternative Energy Analysis been performed?				
35	Is a copy of the Alternative Energy Analysis available for review				
	Water Efficient Landscaping				
36	Existing Building Reuse				
37	Preservation of any Historic Building(s)				
38	Adaptive use of any Historic Building(s)				
39	Minimize Site Disturbance in Design and Construction				
40	Storm water Management				
41	Heat Island Reduction				
42	Solar Orientation				
43	Infrastructure Energy Efficiency Improvements				
44	Wastewater management				
45	Recycled Content in Infrastructure				
46	Waste Management				
47	Light Pollution Reduction				
Innovation & Design Process		Y	N	N/A	
48	Architectural Compatibility with Community				
49	Color Scheme Compatibility with Community				
50	Material Compatibility with Community				
51	Architectural/Color/Material Compatibility with Historic features				
Regional Priority Credits		Y	N	N/A	
52	Regional Transportation Mitigation				
53	Regional Electrical Grid Impact				
54	Impact on Regional Health, Safety, and Education Capacity				
Proffer Statement(s)		Y	N	N/A	
55	Does the applicant commit to the following Condition or Proffer:				
	"The applicant agrees to meet with [name of citizen group] prior to final site plan approval. The purpose of the meeting will be to conduct a review of the final site plan in terms of landscaping, architectural features, lighting, signage, placement of buildings, archeological surveys conducted and/or historic preservation action taken/contemplated, and inform the community of steps taken to meet the standards set forth by LEED. Proof of such meeting will be a letter from [name of citizen group] explaining the outcomes of the meeting. Such letter will be received prior to approval of the final site plan."				